

Kansas Office of Veterans Services

Northeast Kansas Veterans Home Update

4 September 2024 William (Bill) Turner – Executive Director

Over 195,000 Kansas Veterans and their Families are Proud to Live, Work, and Retire in Kansas

1



Discussion Topics

- Overview
- Review of Timeline
- Value Engineering Efforts
- Way Ahead
- Questions



New NE Kansas Veteran's Home

SW 21st Street

Future Home of NE Kansas Veterans Home

Topeka VAMC

- Community population of approximately 127,336
- Will be located in Topeka, Kansas
- The home will be situated on 15 acres located adjacent to the Colmery-O'Neil Medical Center in Topeka
- Will include a 72-bed skilled nursing care facility with a future 36-bed addition when needed
- Will be licensed by the Centers for Medicare and Medicaid and is accredited by the Department of Veterans Affairs



Timeline

- · Construction expected to take 15-18 months
- If started Jan 2025, Complete May-Jun 2026
- Exploring options to open in phases prior to completion of project

Fall 2024 VA Priority List Published

July 2023 KCVAO received \$17.2M in SIBF

May 2023 Legislature Approves Land Transfer

Jan 2023 Site Selection Decision Announced Vic Topeka VA Medical Center Mar 2024 CMaR Interviews /Selection Jul 2024 - Present Construction Design Phase

Aug 2023 – Jul 2024 Schematic Design through Design Development

- -Layout of home
- -Resident room design
- -Interior and Exterior Design
- -Required Site survey work ongoing
- -Value Engineered Project to reduce cost

July 2022 Submit Final Federal VA Grant Application July 2023 Submit Updated Federal VA Grant Application

May 2022 Legislature Approves Additional Bond Funding to total of \$17.2M

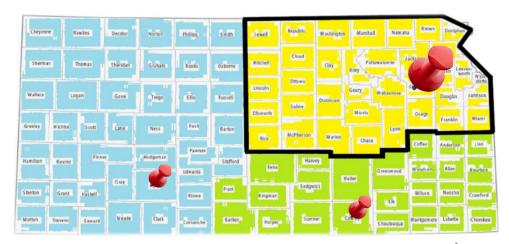
June 2023

Federal VA Grant Priority Funding Groups
Announced Kansas Home in Priority Group 8

July, 2021 Selection of A&E Firms

- Health Facilities Group Architecture
- SFCS

May 2021
Legislature Approves 10.5M Bond for
Establishment of New State Veterans Home





Current Drawing





Value Engineering Efforts

 Changes in construction markets conditions due to widespread inflation supply chain disruptions and impact of the Buy America Build America Act. Value Engineering (VE) is critical to driving down cost.

 Design Start Cost 	49M
 Initial Estimate 	54.7M
 Initial VE 	49.9M
 CMaR Estimate 	51.4M
 Final Design Development 	49.7M

- Cost of supplies and labor continue to rise. Currently, industry standard is 4% annually.
- Federal State Veterans Homes Constructions Grant Program allows for a one-time request for a ten-percent increase in funding
 - Federal VA 6.5% / State 3.5%
 - Requires proof of state funds NLT 1 AUG of year request submitted



Way Ahead

- Publishment of Federal VA Construction Grant Priority List (expect NLT EOM Sept 24)
- Monitor <u>Buy America Build America Act</u> and impacts to building materials and supplies
 - VA has a zero-waiver policy to date
 - CMaR monitoring closely in coordination with HFG/SFCS
- Developing "start-up" funding requirements
 - Will be required until we start generating revenue
- Request one time 10% grant increase from VA



Questions

